

APPROVED MINUTES
WATKINS CITY COUNCIL
THURSDAY, JUNE 13, 2024

Mayor Rowan called the regular meeting to order at 7 p.m.

MEMBERS PRESENT: Mayor Chris Rowan, Tootz Tschumperlin, Sue Unterberger, Marc Wirz, Brenda Carlson

MEMBERS ABSENT: None

Others: Jody Bauer, Shawny Kramer, Heidi Donnay, Andy Donnay, Steve Geislinger, Kent Louwagie, Mary Lou Kerber, Paul Abdo, Mitchell Moe, Sarah Jacobsen-Krone, Deputy Sandstrom, Jenny Rowan, Erin Geislinger, Brooklyn Glenz.

MOTION BY TSCHUMPERLIN TO APPROVE THE AGENDA, SECONDED BY WIRZ. MOTION CARRIED.

MOTION BY UNTERBERGER TO APPROVE THE CONSENT AGENDA, SECONDED BY CARLSON. MOTION CARRIED.

Items on the Consent Agenda were minutes of the May 9th special work session meeting and May 9th regular meeting, May financial report, delinquent water bills for shut off.

Public Forum – Paul Abdo stated he is looking to purchase property on Highway 55 to build a Dollar General store. He was informed the city has a moratorium on businesses of this type. Mary Lou Kerber is the seller of the property. Abdo stated he called City Hall to confirm the retail use. He noted he has spent about \$100,000 in development and in that time the city adopted a moratorium but did not inform him of the moratorium. Abdo noted he would like to be part of the committee to develop ideas and would like to address the council at a future meeting.

Mayor Rowan noted the council wanted time to look at this type of use. The city has a grocery store and a hardware store. Abdo noted it's not Dollar General's intent to take over the town. Rowan noted the city wanted to do its due diligence. Unterberger noted council would like to get residents and businesses input as well. Abdo noted he would like to part of the conversation. Abdo noted this development would be good for real estate taxes, and full-time jobs that offer health care.

MOTION BY WIRZ TO APPROVE PAYMENT OF THE AMBULANCE SERVICE BILLS AS PRESENTED, SECONDED BY CARLSON. MOTION CARRIED.

Chief Jody Bauer noted two CD's for the ambulance service came due June 7th.

MOTION BY WIRZ TO RENEW THE \$300,000 CD FOR 9 MONTHS AT 4.75% AND THE \$100,000 CD FOR 6 MONTHS AT 5%, SECONDED BY CARLSON. MOTION CARRIED.

Makayla Tyler was not present.

Andy & Heidi Donnay requested to shut down 2nd Street North from Central Avenue to Cedar Avenue on August 3rd from noon to 3 p.m. for a car and truck show.

MOTION BY CARLSON TO APPROVE THE CLOSURE OF 2ND STREET NORTH FROM NOON TO 3 P.M. SATURDAY, AUGUST 3RD, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Watkins Lions Club member Jenny Rowan asked permission to park a mobile veggie exchange stand at McCarthy Park. It's a 5' x 8' aluminum trailer on wheels with steps on each side. It would be a drop off and exchange site for veggies, flowers, etc. The club will provide baskets, boxes, and bags. They are looking at having it ready the end of June.

MOTION BY UNTERBERGER TO APPROVE THE GARDEN EXCHANGE TRAILER AT MCCARTHY PARK, SECONDED BY WIRZ. MOTION CARRIED.

City engineer Kent Louwagie presented Pay Application #4 from Geislinger and Sons for the lift station work. This application is for materials on hand. The amount is \$3,572.00.

MOTION BY TSCHUMPERLIN TO APPROVE PAY APPLICATION #4 TO GEISLINGER AND SONS FOR \$3,572.00, SECONDED BY UNTERBERGER. MOTION CARRIED.

MOTION BY WIRZ TO ACCEPT THE SHERIFF'S REPORT, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

340 4TH Street North – The owners have cleaned up the property. There are some wood piles but they are in the back yard. Council noted it is looking a lot better and will continue to monitor.

550 Western Avenue North – Council discussed the water intrusion issue. The allegation has been made by the property owner that water is intruding on her yard. Kent noted an as-built survey could be done to determine if it was built according to the plans Bolton and Menk reviewed. Kent estimated this would cost \$2,000 to \$3,000. Wirz noted he has been watching this and didn't see any spillage after recent rain events. Wirz did see some water setting, but as far as he knows, it wasn't on the homeowner's property. Wirz noted a little garbage – a couple of plastic bags. He didn't see any grass kill. Carlson noted she viewed the area and didn't see any water in the ditch, but the tree in the back did have some water around it. The driveway entrance may be on city property. If it is city property, then Tysk doesn't have the right to say the homeowner can't use it to access her property. Public Works Director Geislinger noted the city does not have any as-builts for the project. Kent thought his office requested as-builts but never got them. He will follow-up on this.

Comprehensive Plan request for proposal – Kramer noted staff didn't find any available grants for this and asked how council wanted to move forward. Carlson felt it should be done, but should be a part of 2025 budget discussion.

MOTION BY UNTERBERGER TO TABLE THE COMPREHENSIVE PLAN UPDATE UNTIL BUDGET PREPARATION, SECONDED BY CARLSON. MOTION CARRIED.

Ordinance NO. 2024-7, Ordinance Amending the Watkins Zoning Ordinance, was reviewed. The Planning Commission held a hearing on the amendments and recommended they be adopted.

MOTION BY WIRZ TO ADOPT ORDINANCE NO. 2024-7, ORDINANCE AMENDING WATKINS ZONING ORDINANCE, SECONDED BY CARLSON. MOTION CARRIED.

MOTION BY CARLSON TO ADOPT RESOLUTION NO. 2024-16, RESOLUTION APPROVING SUMMARY PUBLICATION, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Ordinance No. 2024-8, Ordinance Amending the Watkins Zoning Map, was reviewed. The Planning Commission held a public hearing on rezoning the softball park/skating rink property from R-1 Residential District to B-1 Central Business District.

MOTION BY WIRZ TO ADOPT ORDINANCE NO. 2024-8, ORDINANCE AMENDING THE WATKINS ZONING MAP, SECONDED BY UNTERBERGER. MOTION CARRIED.

MOTION BY UNTERBERGER TO ADOPT RESOLUTION NO. 2024-17, RESOLUTION APPROVING SUMMARY PUBLICATION, SECONDED BY CARLSON. MOTION CARRIED.

Planning Commission update – LP-Watkins variance request for an office/breakroom addition was approved. LP has some other projects upcoming they may need to request a height and setback variance for. The board agreed to wait and see what the state and Meeker County develop for zoning of cannabis. The board recommended the council consider issuing roof replacement permits so residents are aware of what type of material is acceptable. A resident is looking to add on separate living quarters to a home in the R-1 District. This would be allowed under a conditional use permit. Small box discount store zoning discussions will continue. A land use permit for a Dollar General was submitted.

Mitchell Moe applied to serve on the Planning Commission. He is a former real estate broker, developer and contractor.

MOTION BY CARLSON TO APPOINT MITCHELL MOE TO THE PLANNING COMMISSION, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Mitchell Moe's term will be 6-13-24 to 1-1-27.

MOTION BY TSCHUMPERLIN TO APPROVE TEMPORARY ON-SALE LICENSE FOR WATKINS FIRE RELIEF ASSOCIATION FOR KRAUT N' WURST AUGUST 2-4, SECONDED BY CARLSON. MOTION CARRIED.

MOTION BY CARLSON TO ADOPT RESOLUTION NO. 2024-18, RESOLUTION APPROVING OFF-SITE GAMBLING PERMIT FOR WATKINS LIONS CLUB ON AUGUST 3, 2024, SECONDED BY UNTERBERGER. MOTION CARRIED.

MOTION MADE BY WIRZ NOT TO WAIVE THE CITY'S MONETARY LIMITS ON MUNICIPAL TORT LIABILITY ESTABLISHED BY MN STATUTES 466.04, SECONDED BY CARLSON. MOTION CARRIED.

A special law was passed this session to allow the city to issue an on-sale license to the Watkins Clippers for sales at town ball games at a ballpark on school grounds. The school board has approved this law by resolution and requested a copy of the liquor liability certificate annually. The city must approve the special law by resolution.

MOTION BY CARLSON TO ADOPT RESOLUTION NO. 2024-19, RESOLUTION APPROVING 2024 SPECIAL LAWS, CHAPTER 114, SECONDED BY UNTERBERGER. MOTION CARRIED.

MOTION BY UNTERBERGER TO PRORATE THE SUNDAY AND 3.2 ON-SALE LIQUOR LICENSE FEES FOR THE WATKINS BASEBALL CLUB BASED ON 6 MONTHS, SECONDED BY CARLSON. MOTION CARRIED.

MOTION BY WIRZ TO APPROVE AN ON-SALE WINE/STRONG BEER, 3.2 ON-SALE AND SUNDAY ON-SALE LIQUOR LICENSE FOR THE WATKINS BASEBALL CLUB, SECONDED BY UNTERBERGER. MOTION CARRIED.

The city has four certificates of deposit coming due June 27th. These were special rate CD's.

MOTION BY CARLSON TO RENEW THE CD'S AT THE BEST RATE AND TERM AVAILABLE AT TIME OF MATURITY, SECONDED BY WIRZ. MOTION CARRIED.

Council approved for City Hall to be closed for software training from about 1:30 p.m. to 3:30 p.m. June 18th.

Council approved to cancel lessons in upcoming sessions as needed.

Council agreed to hold a public hearing regarding zoning of small box discount stores and invite parties involved with the proposed Dollar General development. Staff will reach out to Mr. Abdo for his availability in July.

Pool manager Erin Geislinger reported the laptop being used to process credit card payments no longer works. The city's IT people have looked at and are not able to get into it. The cash register is fairly old and Erin proposed getting a new register from Square that would have a cash drawer, printer and iPad. Erin thought the option with the iPad would be the better option as they could use the iPad for watching safety videos as well. The Square Stand Kit is \$579, iPad would be \$329 and printer paper would be \$89 for 25 rolls. The Square Register Kit was \$1,269.00. Carlson recommended buying the stand kit with the iPad and paper. Carlson noted she would be available to help get it all set up.

MOTION BY WIRZ TO PURCHASE THE SQUARE STAND KIT AT \$579 WITH IPAD AT \$329 AND PAPER FOR \$89, SECONDED BY UNTERBERGER. MOTION CARRIED.

Temperature guide – Geislinger felt going without the 70-degree guideline was working well. Council agreed to continue with that. As part of the lifeguard update certification, the instructor trained 5 of the staff as lifeguard instructors. There was no additional fee for this, other than American Red Cross' fee to register them.

Geislinger asked if council wanted the pool to stay open until 8 p.m. if nobody was there since 7 p.m. or so. Council advised to keep the pool open until at least 7:30 p.m. Council advised to accommodate as much as reasonably possible on getting the lesson time in.

Public Works Director Steve Geislinger asked about striping the city parking lot. He noted it was probably done last about three years ago. Council advised to get a couple of quotes.

Geislinger noted the sewer at the softball park needs to be dug up this fall. The pipe is separated. He will contact Geislinger and Sons to repair it.

Any curb cuts made to driveways, etc. need to have council approval.

Deputy Clerk Jacobsen-Krone requested to attend a Region 3 Clerk's meeting in Staples July 18th. The fee is \$30. Council approved.

MOTION BY CARLSON TO APPROVE PAYMENT OF THE BILLS AS PRESENTED, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Kent noted Bolton and Menk did a review of the 20-unit apartment building in August, 2020. The last comment in their letter to the developer was to provide record drawings to the city. Record drawings are not the same as as-builts. Kent noted he could help draft an email to the developer requesting this information. Council approved to proceed.

Next regular meeting is Thursday, July 11th at 7 p.m.

MOTION BY CARLSON TO ADJOURN THE MEETING, SECONDED BY TSCHUMPERLIN. MOTION CARRIED.

Adjourned at 8:34 p.m.

Submitted by

Deb Kramer
Clerk

ATTEST:

Chris Rowan
Mayor